

Offers in Excess of:

£625,000

Garnham
H Bewley

64 Wychwood Place, Crawley Down, Crawley



- Contemporary, Detached Family Home
- Three Double Bedrooms
- Stylish Open-Plan Kitchen / Diner
- Comfortable Lounge with Box Bay Window
- Modern Bathroom, Ensuite & Downstairs WC
- Large Rear Garden with Outdoor Bar
- Driveway & Garage
- Easy Access to M23, M25 & Gatwick Airport

For further information contact Garnham H Bewley:

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64 Wychwood Place, Crawley Down, Crawley, West Sussex RH10 4HN

Offers in Excess of £625,000 - Newly Built Three-Bedroom Detached Family Home in a Quiet, Convenient Setting.

Situated towards the rear of a desirable residential development on the edge of Crawley Down village, this impressive newly built three-bedroom detached family home is presented in stunning condition throughout. The current owners have added tasteful personal touches, creating a warm and welcoming home with a modern yet homely feel.

The hallway provides access to the principal living spaces, with a downstairs cloakroom and useful storage. To the front is a spacious lounge with box bay window, while to the rear is a generous kitchen/diner, thoughtfully fitted for cooking, dining and entertaining. The kitchen benefits from a dishwasher, washing machine, space for an American-style fridge freezer, five-ring gas hob and one-and-a-half-bowl sink with drainer.

Bi-folding doors open onto the sunny rear garden, one of the larger gardens on the development, providing an excellent space for children, entertaining or relaxing. The garden also features a garden room, currently arranged as an outdoor bar with power and lighting, offering a versatile additional space for a variety of uses.

Upstairs are three well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite and the remaining bedrooms served by a beautifully presented family bathroom. Further benefits include solid oak flooring and underfloor heating throughout the ground floor. A driveway provides parking for two cars and access to the garage, which offers potential for conversion, subject to the necessary permissions and consents, to create additional living space.

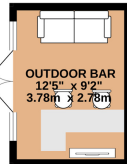
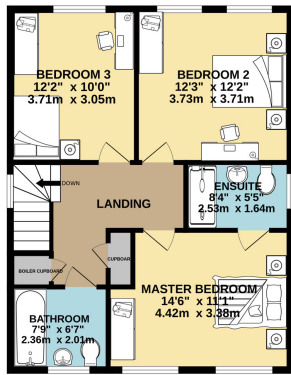
Tucked away at the rear of the development, the property enjoys a peaceful and secluded position while remaining convenient for local schools, shops and everyday amenities. Crawley Down provides excellent access to the M23 and M25, Gatwick Airport, East Grinstead and Three Bridges station, while the picturesque Worth Way bridlepath is also close by.

Combining generous accommodation, a larger-than-average garden, versatile garden room, excellent transport links and garage conversion potential, this superb family home is ready to move straight into and enjoy.

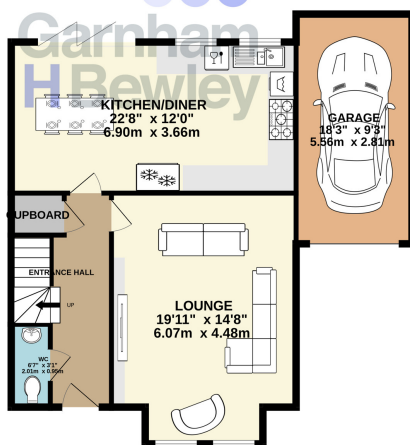


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1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



64 WYCHWOOD PLACE - FLOORPLAN

TOTAL FLOOR AREA : 1601 sq.ft. (148.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation

Ground Floor:

Lounge:

14' 8" x 19' 11" (4.47m x 6.07m)

Kitchen / Diner:

22' 8" x 12' 0" (6.91m x 3.66m)

WC:

3' 1" x 6' 7" (0.94m x 2.01m)

First Floor:

Master Bedroom:

14' 6" x 11' 1" (4.42m x 3.38m)

Ensuite:

8' 4" x 5' 5" (2.54m x 1.65m)

Bedroom Two:

12' 3" x 12' 2" (3.73m x 3.71m)

Bedroom Three:

10' 0" x 12' 2" (3.05m x 3.71m)

Bathroom:

7' 9" x 6' 7" (2.36m x 2.01m)

Outside:

Garage:

9' 3" x 18' 3" (2.82m x 5.56m)

Outdoor Bar:

9' 2" x 12' 5" (2.79m x 3.78m)



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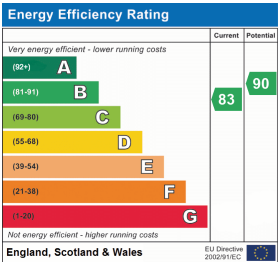


Nearest Stations:

- East Grinstead Station (3.1 miles)
- Three Bridges Station (3.2 miles)
- Gatwick Airport Station (3.8 miles)

Nearest Schools:

- Crawley Down Village CoFE School (0.6 miles)
- Copthorne Preparatory School (1.0 miles)
- Turners Hill CoFE Primary School (1.6 miles)
- Fairway Infant School, Copthorne (1.5 miles)



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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